

Questions and Answers from USAFA EUL Industry Day, 21 April 2016

Note: As stated in the Request for Qualifications (RFQ), the land and facilities will be leased to the Highest Ranked Offeror (HRO) without any warranties, representations or guarantees, either expressed or implied, from or on behalf of the Government. The HRO will be responsible for performing all due diligence investigations necessary to ascertain a complete and accurate determination of existing conditions.

1. Is the airfield/runway near the North of the property in use? For what? How often? Are there any height restrictions or other restrictions on that part of the property?

Answer: Aardvark Airfield north of the property was closed to aircraft traffic in July 2008. USAFA currently uses and plans to continue using the airfield for remotely piloted aircraft training. There are no height restrictions on the north end of the property.

2. Does the Academy have any preferred uses for the property?

Answer: No, but general guidance and restrictions are provided in the RFQ, see, generally, Sections 1 & 3.

3. Does the new visitor's center facility have to be legally named in honor of Barry Goldwater?

Answer: No

4. When was the last Environmental Impact Statement completed at the Academy and what was it for?

Answer: There is no record of an Environmental Impact Statement (EIS) being conducted at USAFA.

5. Can we get copies of all the most recent Environmental Baseline Surveys/National Environmental Protection Act/Archeological or Cultural Resource maps and plans that pertain to the site?

ANSWER: The EBS will be provided as an Appendix to the RFQ. The USAFA Integrated Natural Resource Management Plan (INRMP) and the Integrated Cultural Resources Management Plan are available for review at the U.S. Air Force Academy except for those portions which are not publicly releasable under law. Contact Scott Nickerson at scott.nickerson@us.af.mil if you are interested in additional information.

6. How many, if any, Native American Tribes or groups need to sign off on the NEPA documents? Will Academy/AFCEC coordinate?

Answer: USAFA engages in government-to-government consultation with 18 Federally-recognized tribes, and consults with these and an additional 16 tribes on NAGPRA issues (i.e., disposition of Native American remains and associated funerary objects that may be discovered

during excavation). Our NEPA analysis considers information provided by tribes when assessing the impacts of a proposal on cultural resources. However, tribal approval is not required to finalize an environmental analysis or sign a NEPA decision document.

7. Can land, not involved in the EUL, be used for recreational purposes by EUL tenants?

Answer: For security reasons, land not involved in the EUL cannot be used for recreational purposes by EUL tenants. DOD credentialed EUL tenants will have access to base facilities as allowed by applicable policies and guidance. EUL tenants not possessing DOD credentials will be provided the same access as other visitors.

8. Will the Academy or any other Air Force entity have any responsibility for managing any part of the visitor center?

Answer: Yes. The current intent is that the Visitor Center will be constructed by the Highest Ranked Offeror (HRO) and turned over to the Air Force to own, operate and maintain as in-kind consideration for a leasehold interest in the remaining 51+/- acres or the HRO will deliver cash consideration to the Air Force sufficient to permit the Air Force to construct the new facility. See RFQ Section 3.1.

9. It was suggested that the new visitor center may have food/beverage sales. Will the HRO have to work out an agreement with AAFES or MWR to secure the right to sell food/beverages?

Answer: 10 USC 2667 will be followed. If determined to be in direct competition with a covered entity (e.g. AAFES), that covered entity must be given the opportunity to operate the service or be compensated for that service, unless a waiver is granted by the Secretary of the Air Force or designee. See RFQ Section 3.

10. What is the procedure to secure permission for site access for non-invasive testing or photography?

Answer: Contact Mr. Duane Boyle, 719-333-4091, in the USAFA Directorate of Installations (HQ USAFA/A7).

11. If the HRO proposes expanding the land, will the project go back to Strategic Basing?

Answer: Yes. After careful consideration the Air Force intends to offer certain defined lands for lease. The Air Force reserves the right to reject any offer which is conditional upon additional lands being offered for lease.

12. Have all the required environmental studies (NEPA, EA, etc.) been completed?

Answer: The EBS is complete. The NEPA requirements will be accomplished by the HRO per RFQ Section 3.

13. Are there any environmental restrictions on development?

Answer: The EBS describes the current environmental status and will be posted with the Final RFQ.

14. Have geotechnical studies been completed? Can offerors perform investigations prior to submitting a proposal?

Answer: The Air Force is not aware of any geotechnical studies on the property. Intrusive geotechnical studies cannot be accommodated prior to submitting a proposal.

15. In regards to transit, if a fixed guideway were to be established on the Air Force Academy, is there a precedent for authorized civilians to ride and pay for such transit? If not, what would it take to get authorization?

Answer: This Enhanced Use Lease opportunity is for development on a particular parcel of land and does not address any base-wide initiatives nor does it include access to the installation beyond the land described in the RFQ.

16. Who will conduct Fair Market Value assessment of the EUL property?

Answer: The Air Force will determine a Fair Market Value for internal use.

17. Can commercial activities on a piece of EUL property generate local/State tax revenue even though it is on Federal land?

Answer: Yes, depending on Local/State law and regulations. The Government owned fee simple interest in the leased premises is not subject to property tax.

18. Will the Government please post a list of attendees and a list of the companies that participated in the one-on-one sessions?

Answer: A list of attendees was sent to email addresses provided to AFCEC during on-line registration with Scott Nickerson prior to the event. The list of companies that participated in the one-on-one sessions will not be released.

19. Will the final RFQ indicate utility connection points for all utilities?

Answer: No – offerors are responsible for working with the appropriate utility company to determine where and what connections are needed for the project.

20. Are Colorado Springs Utility easements in place?

Answer: No

21. Are City for Champions funds funneled in any way through the Air Force Academy?

Answer: No

22. Can City for Champions funds be used for infrastructure?

Answer: The City for Champions Program is not an Air Force program. Offerors are encouraged to discuss specific questions with the POC listed in the RFQ, Appendix E.

23. The City for Champions Program discusses deadlines by which a project needs to be “substantially started”. What’s the definition of “substantially started”?

. The City for Champions Program is not an Air Force program. Offerors are encouraged to discuss specific questions with the POC listed in the RFQ, Appendix E.

24. Are there any private, Federal or non-profit funds (grants, foundations, etc.) that will offset the cost of the USAFA visitor center project costs in any way?

Answer: The Air Force is not aware of any additional initiatives beyond the City for Champions Program referenced in the RFQ.

25. Please clarify the force protection requirements expected for the USAFA Visitor Center and for the commercial development.

Answer: The visitor center must meet Air Force Anti-Terrorism/Force Protection requirements. The commercial development is not required to meet the Air Force Anti-Terrorism/Force Protection requirements.

26. Please clarify expectation regarding inbound/outbound traffic not impeding the USAFA activities.

Answer: The USAFA North Gate is an essential route into Academy grounds and must stay open during any construction.

27. After the visitor's center completion, the AF would take ownership at that time free and clear of any debt services?

Answer: Yes, the transfer of any in-kind consideration must be free and clear of any debt and may not serve as collateral for any financing.

28. Would the AF accrue debt or enter into a capital campaign type fundraiser to offset the debt for the Visitor's Center?

Answer: The AF will not accrue debt. Offerors are encouraged to seek assistance from the City for Champions Program to cover some of the costs. There are no plans for the Air Force to enter into a capital campaign for the project.

29. Will the RFQ be updated to be more specific as to what can be done?

Answer: The RFQ has been updated, although we have intentionally left it fairly open so that offerors can tell the Air Force what will be the highest and best use/commercial development for the parcel.

30. Is there an expectation to have a separate ingress/egress access to this site? (Traffic flow, graduation events etc.)

Answer: The only expectation is that traffic will not be impeded through the North Gate. That is an essential route into USAFA and must stay open. Note that pursuant to the easement agreement included in Appendix B to the RFQ, the parking lot for the Santa Fe Trail can be relocated at the expense of the HRO.

31. Will the Director of the Visitor's Center remain in control over the merchandising?

Answer: The Air Force Academy Athletic Corporation (AFAAC) will retain control of the merchandise store in the visitor Center. Proceeds from the store benefit USAFA athletic programs.

32. Is it a conflict of interest for a former employee of the Air Force Academy or a person having a current or former association (as staff, board member, or consultant) with the Air Force Academy Endowment to serve on a development team as a member of the developer group, advisor to the development group or as a subcontractor to a developer?

Answer: Offerors should seek legal advice from their own counsel in regards to any potential conflicts of interest and proceed at their own risk.